

NOTICE OF REGULAR MEETING

CITY COUNCIL

DATE	TIME	PLACE
MARCH 1, 2016	Immediately following Municipal Authority Meeting	COUNCIL CHAMBERS

AGENDA

1. Call to Order
2. Roll Call
3. Comments from the Audience
4. Consider the Consent Agenda listed below and vote to approve the minutes, or approve with any changes as noted.
 - a. Minutes Approval
 1. City Council - Regular Meeting - Feb 16, 2016 6:30 PM
 - b. Receive and Acknowledge Receipt of Claims List
 - c. Budget Amendment in the Amount of \$37,500 to Appropriate Fund Balance to Renovate Gym Floor and Improve Missile Park Including Lighting, Fencing, Dirt Work & Gravel, Awning, Painting, and Repair and Maintenance to Concession Stands and Bathrooms
 - d. Consider and Vote to Accept the Newly Constructed Hunter Pointe Bridge that Connects Concord and Cottontail
5. Discussion and Possible Action with Respect to MAPS Sales Tax Program
6. Consider, Discuss and Vote to Approve Recommendation of Altus/Southwest Area Economic Corporation to Use Economic Development Funds Form the MAPS for Altus Sales Tax to Assist in the Development of the Facility for the Producers Cooperative Oil Mill, Which is Relocating to Altus from Oklahoma City
7. Consider, Discuss and Vote to Appoint the City's Representatives for Negotiating FY 2016-2017 Collective Bargaining Agreements with Both the FOP and IAFF Local Chapters or Take Any Other Appropriate Action.

8. Consider, Discuss and Vote to Approve Ordinance No. 2016-_____ Accepting the Recommendation of the Altus City Planning Commission (ACPC) Changing the Zoning Classification of a 23.84 Acre Tract of Land Adjacent to Falcon Road, Known as the Proposed Mesquite Meadows Addition from Agriculture (AG) and Suburban Commercial (SC) to Auto-Urban Residential (AR) and Repealing Ordinances No. 2015-21 and No. 2015-22, or Take Any Other Appropriate Action.
9. Vote to go into Executive Session

EXECUTIVE SESSION ITEM(S):

10. Discuss in Executive Session the Appraisal of Real Property, the Value of Leased Groundwater, Paragraphs 3.2, 5.1 of the 2015 Round Timber Groundwater Lease Agreement Between Leonard Keith Spears and Sherry K. Spears and the City and Paragraphs 2.1 - 2.3 of Exhibit B to Said Groundwater Lease, and in Open Session, Vote to Take Any Appropriate Action, as Specifically Authorized by Section 307 (B)(3) Title 25 O.S.A.
 11. Consider in open session any motions and votes relating to the executive session item(s).
 12. Review, discuss and possible action on other new business, if any, which has arisen since the posting of the agenda and which could not have been reasonably foreseen prior to posting of the agenda. (25 O.S.A. Section 3 -111 (9))
 13. Mayor's Appointments
 14. City Manager's comments and reports (discussion only)
 15. City Council's member's comments and reports
 16. Mayor's comments and reports
 17. Adjourn
- Next Resolution No. 2016-6
Next Ordinance No. 2016-2

The City of Altus encourages participation from all of its citizens. If participation at any public meeting is not possible due to a disability, notification to the Mayor's office at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48 hour rule if signing is not the necessary accommodation. Call 481-2202 to make the necessary arrangements. We will accommodate you anytime and in every way possible. Just call and let us know your needs.

To be completed by person filing notice:

NAME: Debbie Davis
TITLE: City Clerk
ADDRESS: 509 S. Main
Altus, OK 73521
PHONE: (580) 481-2216

Filed in the office of the City Clerk/Treasurer at _____ a.m./p.m. on _____.

Signed: _____
Clerk/Deputy Clerk

**ALTUS CITY COUNCIL MEETING
MINUTES
FEBRUARY 16, 2016**

1. CALL TO ORDER

The City Council of Altus, Jackson County met in regular session Tuesday, February 16, 2016 at 6:56 p.m. in the City Council Chambers of City Hall. Notice of the meeting was duly filed and posted in the office of the City Clerk, February 12, 2016 at 1:52 p.m.

Mayor Jack Smiley called the meeting to order.

2. ROLL CALL

Attendee Name	Present	Absent	Late	Arrived
Rick Henry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Perry Shelton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dwayne E. Martin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doyle Jencks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Jason Winters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Jon Kidwell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Kevin McAuliffe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Chris Riffle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Jack Smiley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Others Present: Larry Shelton, Catherine Coke, Matt Wojnowski, Jan Neufeld, Debbie Davis, Tim Murphy, Linda Walker, Sharon Sutton, Johnny Barron, Kyle Davis, Freddy Perez, Ken Pike, Mike Villareal, Barbara Burleson, Janice Berryhill, Tracy Sullivan, Officer Rusty Williams, Keith Marple, CenterPoint Energy families, Grant Kincannon and other public.

3. COMMENTS FROM THE AUDIENCE

Keith Marple with CenterPoint Energy introduced himself and stated that he was born and raised in Altus but now works out of Lawton. He stated that several of the employees from CenterPoint Energy live in this community and he wanted the Council to see the employees and families that support CenterPoint Energy. He introduced Jeff Steely as the manager throughout areas of Oklahoma and Brian Overfield as the local supervisor. There are about 10 families in this area that contribute to other areas within the City.

4. CONSENT AGENDA

A. APPROVE MINUTES FOR THE ALTUS CITY COUNCIL REGULAR MEETING ON FEBRUARY 2, 2016.

B. RECEIVE AND ACKNOWLEDGE RECEIPT OF CLAIMS LIST

Minutes Acceptance: Minutes of Feb 16, 2016 6:30 PM (Minutes Approval)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kevin McAuliffe, Councilman
SECONDER:	Jon Kidwell, Councilman
AYES:	Henry, Shelton, Martin, Jencks, Winters, Kidwell, McAuliffe, Riffle, Smiley

5. CONSIDER, DISCUSS AND VOTE TO APPROVE THE DEFERRED PAYMENT PLAN FOR DELINQUENT UTILITY BILLS AS OUTLINED IN ATTACHED "PAST DUE LETTER"

Motion was made to approve a Deferred Payment Plan for Delinquent Utility Bills. The options given to the utility customers were (1) Pay entire bill (2) Pay 10% of past due amount plus the current bill before the due date.

Failure to comply will result in services being terminated without further notice.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dwayne E. Martin, Councilman
SECONDER:	Rick Henry, Councilman
AYES:	Henry, Shelton, Martin, Jencks, Winters, Kidwell, McAuliffe, Riffle, Smiley

6. CONSIDER, DISCUSS AND VOTE TO APPROVE A REVISED LEASE AGREEMENT WITH LUIGI'S RESTAURANT LOCATED AT THE GREENS OF ALTUS, CITY GOLF COURSE; WITH CITY TO LEASE THE BALL ROOM AND FIRESIDE ROOM; REVISING THE MONTHLY LEASE PAYMENT TO BE \$1000; CHANGING THE SALE OF BEER PROVISIONS; OR TAKE ANY OTHER APPROPRIATE ACTION.

This item presented by Matt Wojnowski, Assistant City Manager

The City will be taking over the Ball Room and Fireside Room and reducing the rental rate to \$1000 per month.

Catherine stated that two corrections need to be made in the written Lease. (1) Luigi's restaurant is closed on both Sunday and Monday (2) The repairs mentioned were from a previous lease and have been taken care of.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dwayne E. Martin, Councilman
SECONDER:	Perry Shelton, Councilman
AYES:	Henry, Shelton, Martin, Jencks, Winters, Kidwell, McAuliffe, Riffle, Smiley

7. CONSIDER, DISCUSS AND VOTE TO APPROVE RESOLUTION NO. 2016-04 APPOINTING THE POSITION OF ASSISTANT CITY MANAGER TO SERVE ON THE ELECTION COMMITTEE (Board of Directors) OF THE OKLAHOMA MUNICIPAL POWER AUTHORITY (OMPA) OR TAKE ANY OTHER APPROPRIATE ACTION.

Minutes Acceptance: Minutes of Feb 16, 2016 6:30 PM (Minutes Approval)

This item presented by Mayor Smiley.

Resolution 2016-04 was approved, appointing the Position of Assistant City Manager to serve on the Election Committee (Board of Directors) of the OMPA. Drake Rice, a representative from OMPA stated the term was for 3 years but could be changed at any time.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jon Kidwell, Councilman
SECONDER:	Chris Riffle, Councilman
AYES:	Henry, Shelton, Martin, Jencks, Winters, Kidwell, McAuliffe, Riffle, Smiley

8. CONSIDER, DISCUSS AND VOTE TO APPROVE RESOLUTION NO. 2016-05 AUTHORIZING OMPA FILING OF APPLICATIONS WITH THE FEDERAL REGULATORY COMMISSION (FERC) ON BEHALF OF THE CITY OF ALTUS, A MEMBER CITY OF OMPA FOR WAIVERS UNDER PURPA (PUBLIC UTILITY REGULATORY POLICIES ACT OF 1978) OR TAKE ANY OTHER APPROPRIATE ACTION

This agenda item presented by Drake Rice, OMPA Representative

Resolution 2016-05 authorized OMPA filing of Applications with the Federal Regulatory Commission on behalf of the City of Altus, a member city of OMPA for waivers under PURPA (Public Utility Regulatory Policies Act of 1978).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Perry Shelton, Councilman
SECONDER:	Jason Winters, Councilman
AYES:	Henry, Shelton, Martin, Jencks, Winters, Kidwell, McAuliffe, Riffle, Smiley

9. CONSIDER, DISCUSS AND VOTE TO APPROVE 1) ORDINANCE NO. 2016-01 ADDING SECTION 28-92.5 FIRE HYDRANT METER RENTAL CONTRACT TO THE ALTUS CODE OF ORDINANCES, AND 2) CITY OF ALTUS FIRE HYDRANT METER RENTAL CONTRACT FORM, RELATED TO THE CURRENT PRACTICE OF SELLING WATER FROM METERED FIRE HYDRANTS; OR TAKE ANY OTHER APPROPRIATE ACTION.

This item presented by Johnny Barron, City Engineer

Ordinance 2016-01 as amended was approved adding a section for Fire Hydrant Rental with a contract in which a company will have to deposit \$2,000 for water usage and it was suggested that it be stated as “for the water used at a minimum cost for a 1000 gallons as provided in the rental contract.”

It was mentioned that the meters will be installed and connected to the fire hydrant by the City employees. Training will be given by the Altus employees. The contractors will be liable for damages.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dwayne E. Martin, Councilman
SECONDER:	Jason Winters, Councilman
AYES:	Henry, Shelton, Martin, Jencks, Winters, Kidwell, McAuliffe, Riffle, Smiley

10. CONSIDER, DISCUSS AND VOTE TO INQUIRE INTO THE FINANCE DEPARTMENT AND INVESTIGATE MUNICIPAL AFFAIRS AS AUTHORIZED BY ARTICLE II, COUNCIL POWERS, SECTION 7(E) OF THE CITY'S CHARTER; AND/OR TAKE ANY OTHER APPROPRIATE ACTION.

This item presented by Mayor Smiley

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dwayne E. Martin, Councilman
SECONDER:	Jon Kidwell, Councilman
AYES:	Henry, Shelton, Martin, Jencks, Winters, Kidwell, McAuliffe, Riffle, Smiley

11. VOTE TO GO INTO EXECUTIVE SESSION

Went into Executive Session at 7:35 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rick Henry, Councilman
SECONDER:	Perry Shelton, Councilman
AYES:	Henry, Shelton, Martin, Jencks, Winters, Kidwell, McAuliffe, Riffle, Smiley

EXECUTIVE SESSION ITEM(S):

12. CONSIDERATION AND POSSIBLE ACTION REGARDING THE HOLDING OF AN EXECUTIVE SESSION REGARDING CONFIDENTIAL COMMUNICATIONS BETWEEN THE CITY COUNCIL AND ITS LEGAL COUNSEL REGARDING PENDING LITIGATION, JACKSON COUNTY DISTRICT COURT, CASE NO. CJ-2013-144, CITY OF ALTUS, ET AL. VS. GLENN BRIGGS & ASSOCIATES, INC., ET AL. IF THE COUNCIL, THE PUBLIC BODY, WITH THE ADVICE OF ITS ATTORNEY, DETERMINES THAT DISCLOSURE WILL SERIOUSLY IMPAIR THE ABILITY OF THE PUBLIC BODY TO CONDUCT THIS PENDING LITIGATION OR PROCEEDING IN THE PUBLIC INTEREST, AS AUTHORIZED BY TITLE 25, SECTION 307 (B)(4) OF THE OKLAHOMA STATUTES, AND IN OPEN SESSION VOTE TO APPROVE THE APPOINTMENT OF DWAYNE MARTIN, CITY OF ALTUS COUNCIL MEMBER WARD IV, OR ANOTHER SOLE COUNCIL MEMBER, AS REPRESENTATIVE AND LIAISON FOR THE CITY COUNCIL FOR ANY AND ALL MATTERS PERTAINING TO THIS PENDING LAWSUIT, OR TAKE ANY OTHER APPROPRIATE ACTION.

Executive Session ended at 7:46 p.m.

13. CONSIDER IN OPEN SESSION ANY MOTIONS AND VOTES RELATING TO THE EXECUTIVE SESSION ITEM(S).

Motion made by WINTERS and seconded by KIDWELL to approve item #12 as written.

AYE: Shelton, Jencks, Henry, McAuliffe, Kidwell, Martin, Riffle, Winters, Smiley.

NAY: None

Motion carried 9-0

14. REVIEW, DISCUSS AND POSSIBLE ACTION ON OTHER NEW BUSINESS, IF ANY, WHICH HAS ARISEN SINCE THE POSTING OF THE AGENDA AND WHICH COULD NOT HAVE BEEN REASONABLY FORESEEN PRIOR TO POSTING OF THE AGENDA. (25 O.S.A. SECTION 3 -111 (9))

None

15. ADJOURN 7:50 P.M.

Jack Smiley, Mayor

Debbie Davis ,Clerk/Treasurer

Date: March 1, 2016

AGENDA ITEM COMMENTARY

ITEM TITLE: Receive and Acknowledge Receipt of Claims List

INITIATOR: Cindy Young, Purchasing Tech.

STAFF INFORMATION SOURCE: Cindy Young, Purchasing Tech.

STAFF RECOMMENDATION: Stated Council Action



City of

ALTUS

Altus, OKLAHOMA 73521 - (580) 477-1950

A PROUD HERITAGE

A PROMISING FUTURE TO SHARE!

MAYOR
JACK SMILEYACTING CITY MANAGER
LARRY SHELTON**COUNCIL**Doyle Jencks
Rick Henry
Chris Riffle
Jason Winters
Perry Shelton
Kevin McAuliffe
Dwayne Martin
Jon Kidwell

February 24, 2016

To the Honorable Mayor and Members of the City Council
City of Altus, Oklahoma

I hereby certify that the amount of this encumbrance has been entered against the designated appropriation accounts and that this encumbrance is within the authorized available balance of said appropriation.

Dated this 24th day of February, 2016

 Jan Neufeld
 Chief Financial Officer
State of OklahomaCounty of JacksonOn this 24th day of February, 2016 before me personally appeared _____, to me known to be the person described in and who executed the foregoing instrument.
Donita Beers My Commission Expires: 8-20-2018


FUND: 01 - GENERAL FUND (01)

SUMMARY REPORT

4.b.a

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 02 ADMINISTRATIVE SERVICES						
16-2087	01-041825	CABLE ONE	INTERNET SERVICE	2/2016	201602114034	266.61
16-2090	01-043740	OKLAHOMA DEPT OF LABOR	BOILER INSPECTIONS	2/2016	201602114046	50.00
16-2074	01-043906	U.S. ALERT LLC	Annual Fire Alarm Insp.	2/2016	4369	250.00
16-2085	01-12080	LEE OFFICE EQUIPMENT, INC.	COPIER USAGE	2/2016	92001	140.00
DEPARTMENT TOTAL:						706.61
DEPARTMENT: 03 ADMINISTRATION						
16-2103	01-16042	PETTY CASH-CITY CLERK	MISC. SUPPLIES	2/2016	201602114032	71.04
DEPARTMENT TOTAL:						71.04
DEPARTMENT: 04 LAW						
16-2088	01-28797	MARGARET McMORROW-LOVE	PROFESSIONAL SERVICES	2/2016	201602114040	420.50
DEPARTMENT TOTAL:						420.50
DEPARTMENT: 07 POLICE-TRAFFIC DIVISION						
16-1995	01-043178	TASER INTERNATIONAL INC.	DATAPORT DOWNLOAD KIT	2/2016	S11427238	182.32
16-1683	01-044116	COPS	VEST AND UNIFORMS	2/2016	20160163	3,078.72
16-2083	01-044116	COPS	FLEECE JACKETS	2/2016	20160160	647.99
16-2094	01-044184	FLEET SERVICES	CREDIT CARD CHARGES	2/2016	43889437	136.09
16-2103	01-16042	PETTY CASH-CITY CLERK	MISC. SUPPLIES	2/2016	201602114032	105.30
DEPARTMENT TOTAL:						4,150.42
DEPARTMENT: 08 POLICE-DETECTIVE DIV						
16-2081	01-042974	ENTERSECT, LLC	MONTHLY CHARGE	2/2016	116EP31265	79.00
16-1683	01-044116	COPS	VEST AND UNIFORMS	2/2016	20160163	597.23
16-2118	01-044733	JONATHAN ALMANZA	UNIFORMS	2/2016	201602114031	169.74
DEPARTMENT TOTAL:						845.97
DEPARTMENT: 09 POLICE ADMINISTRATION						
16-1925	01-041238	CDW-G	PRINTER/FAX	1/2016	BVP4878	329.59
16-2057	01-041294	OKLA DEPT OF PUBLIC SAFETY	MONTHLY USER FEE	2/2016	04-1609061	350.00
16-2080	01-041294	OKLA DEPT OF PUBLIC SAFETY	OLETS MESSENGER	2/2016	04-1609323	300.00
16-2036	01-042930	OSBI, DBA	ODIS SUPPORT	2/2016	16-005976-S	500.00
16-2063	01-045039	CANNON FINANCIAL INC.	COPY LEASE FOR HUMAN	2/2016	15734228	142.58
16-2103	01-16042	PETTY CASH-CITY CLERK	MISC. SUPPLIES	2/2016	201602114032	29.77
DEPARTMENT TOTAL:						1,651.94

Attachment: CITY CLAIMS LIST MARCH1, 2016 (1188 : Claims List)

FUND: 01 - GENERAL FUND (01)

SUMMARY REPORT

4.b.a

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 10 POLICE-ANIMAL CONTROL						
16-2079	01-042515	WESTERN PRAIRIE VET HOSP.	EUTHANASIA	2/2016	201602114049	512.00
16-2063	01-045039	CANNON FINANCIAL INC.	COPY LEASE FOR HUMAN	2/2016	15734228	110.81
DEPARTMENT TOTAL:						622.81
DEPARTMENT: 11 FIRE DEPARTMENT						
16-2103	01-16042	PETTY CASH-CITY CLERK	MISC. SUPPLIES	2/2016	201602114032	34.83
DEPARTMENT TOTAL:						34.83
DEPARTMENT: 13 PARKS						
16-1853	01-044637	UNITED LABORATORIES	TOILET CHEMICAL	1/2016	INV144163	363.00
DEPARTMENT TOTAL:						363.00
DEPARTMENT: 15 BLDG MAINT						
16-1922	01-043437	JAYMAR PLUMBING	FIREDEPT TOILET	1/2016	6661	87.00
DEPARTMENT TOTAL:						87.00
DEPARTMENT: 20 PLANNING DEPARTMENT						
16-1952	01-01340	ALTUS TIMES LEGALS	ACPC Legal Publication	1/2016	201602114047	128.95
16-2056	01-043976	OKLAHOMA UNIFORM BUILDING	CState Sales Taxes	2/2016	201602114051	156.00
DEPARTMENT TOTAL:						284.95
DEPARTMENT: 24 RECREATION						
16-2087	01-041825	CABLE ONE	INTERNET SERVICE	2/2016	201602114034	63.00
DEPARTMENT TOTAL:						63.00
DEPARTMENT: 27 EMERGENCY SERVICES						
16-2103	01-16042	PETTY CASH-CITY CLERK	MISC. SUPPLIES	2/2016	201602114032	47.50
DEPARTMENT TOTAL:						47.50

Attachment: CITY CLAIMS LIST MARCH1, 2016 (1188 : Claims List)

FUND: 01 - GENERAL FUND (01)

SUMMARY REPORT

4.b.a

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 32 POOL						
16-1693	01-043394	BRANDON'S AC & HEATING, LLC	service deck heaters	1/2016	3178	531.32
DEPARTMENT TOTAL:						531.32
DEPARTMENT: 34 PERSONNEL DEPARTMENT						
16-2062	01-043896	HOLIDAY INN EXPRESS	HOTEL GAYLA DUKE 09/18 -	2/2016	43880	166.00
16-2063	01-045039	CANNON FINANCIAL INC.	COPY LEASE FOR HUMAN	2/2016	15734231	141.51
DEPARTMENT TOTAL:						307.51
DEPARTMENT: 41 PUBLIC GOLF COURSE						
16-2086	01-044345	JUSTICE GOLF CAR CO. INC.	OGAS GOLF CARS	2/2016	187622	1,330.00
16-2123	01-044817	44 DRYWALL	LUIGIS WALL	2/2016	201602124069	1,950.00
16-2092	01-19380	SOUTHWEST RURAL ELECTRIC	ASJANUARY ELECTRIC	2/2016	3394	2,306.72
DEPARTMENT TOTAL:						5,586.72
FUND TOTAL:						15,775.12

Attachment: CITY CLAIMS LIST MARCH1, 2016 (1188 : Claims List)

FUND: 04 - ASSURANCE FUND (04)

SUMMARY REPORT

4.b.a

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
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DEPARTMENT: 02 ADMINISTRATIVE SERVICES

16-2059	01-045038	NFP CORPORATE SERVICES (OK)	PLANSOURCE BEN. SOFTWARE	2/2016	41364	350.25
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DEPARTMENT TOTAL: 350.25

FUND TOTAL: 350.25

Attachment: CITY CLAIMS LIST MARCH1, 2016 (1188 : Claims List)

FUND: 10 - ALTUS RECREATION FUND

SUMMARY REPORT

4.b.a

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
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DEPARTMENT: 02		ADMINISTRATION				
16-1894	01-02021	BSN SPORTS, INC	BOYS BASKETBALL	2/2016	97622219	479.94
16-2109	01-044476	MGW ENTERPRISE, LLC	BOYS BASKETBALL	2/2016	020439184	3,584.00
DEPARTMENT TOTAL:						4,063.94
FUND TOTAL:						4,063.94

Attachment: CITY CLAIMS LIST MARCH1, 2016 (1188 : Claims List)

FUND: 12 - DONATION FUND (12)

SUMMARY REPORT

4.b.a

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
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DEPARTMENT: 02 ADMINISTRATION

16-2095	01-044718	AASNIP	SPAY & NEUTER	2/2016	201602114039	266.00
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16-2096	01-044718	AASNIP	SPAY & NEUTER	2/2016	201602114038	465.00
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DEPARTMENT TOTAL: 731.00

FUND TOTAL: 731.00

Attachment: CITY CLAIMS LIST MARCH1, 2016 (1188 : Claims List)

FUND: 14 - AIRPORT FUND (14)

SUMMARY REPORT

4.b.a

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
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DEPARTMENT: 31 AIRPORT

16-2071	01-042886	HOOTEN OIL CO., INC	FUEL TRUCK LEASE	2/2016	0005565-IN	2,250.00
16-2031	01-042906	SOUTHWEST OKLA INTERNET	INTERNET FOR TERMINAL	2/2016	201602114050	93.45
16-1880	01-044817	44 DRYWALL	DRYWALL BLOCK HOUSE	2/2016	201602114044	1,500.00
16-1462	01-23185	WING AERO PRODUCTS, INC.	PILOT SUPPLIES FOR RESALE	1/2016	790383	6.70

DEPARTMENT TOTAL: 3,850.15

FUND TOTAL: 3,850.15

Attachment: CITY CLAIMS LIST MARCH1, 2016 (1188 : Claims List)

FUND: 16 - HOTEL/MOTEL TAX FUND (16)

SUMMARY REPORT

4.b.a

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
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DEPARTMENT: 32 HOTEL/MOTEL TAX DEPT

16-2108	01-12051	ALTUS SOUTHWEST AREA	HOTEL/MOTEL BAL OF JAN	2/2016	201602114033	20,483.11
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DEPARTMENT TOTAL: 20,483.11

FUND TOTAL: 20,483.11

Attachment: CITY CLAIMS LIST MARCH1, 2016 (1188 : Claims List)

FUND: 01 - GENERAL FUND (01)

SUMMARY REPORT

4.b.a

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 00 CITY COUNCIL						
16-1953	01-041763	OKLA MUNICIPAL LEAGUE	TRAVEL AND TRAINING	2/2016	059364	85.00
DEPARTMENT TOTAL:						85.00
DEPARTMENT: 02 ADMINISTRATIVE SERVICES						
16-2144	01-01490	CENTERPOINT ENERGY RESOURCENATURAL GAS		2/2016	201602184087	126.99
16-2155	01-01490	CENTERPOINT ENERGY RESOURCENATURAL GAS		2/2016	201602184084	987.24
16-2158	01-043403	AT&T, INC	TELEPHONE SERVICE	2/2016	201602184081	227.20
16-2157	01-044615	AT&T	U-VERSE INTERNET	2/2016	201602184082	105.00
16-2156	01-16130	PUBLIC SERVICE COMPANY OF OOUTDOOR LIGHT 6.5 MILES		2/2016	201602184083	10.20
DEPARTMENT TOTAL:						1,456.63
DEPARTMENT: 04 LAW						
16-2133	01-043814	LATHAM, NELSON & ASSOCIATESLEGAL SERVICES		2/2016	1501599	9,665.86
DEPARTMENT TOTAL:						9,665.86
DEPARTMENT: 08 POLICE-DETECTIVE DIV						
16-2034	01-23180	WILMES SUPERSTORE, INC.	SEAT BELT #1003	2/2016	39812	126.54
DEPARTMENT TOTAL:						126.54
DEPARTMENT: 11 FIRE DEPARTMENT						
16-2128	01-043166	REYES ELECTRIC, L.L.C.	GENERATOR REPAIR	2/2016	201602184076	8,055.00
16-1990	01-14441	NORTHERN SAFETY CO., INC.	ANNUAL SCBA TESTING	2/2016	901802834	4,925.80
DEPARTMENT TOTAL:						12,980.80
DEPARTMENT: 12 STREET DEPARTMENT						
16-2144	01-01490	CENTERPOINT ENERGY RESOURCENATURAL GAS		2/2016	201602184087	411.92
16-2176	01-042179	J & R EQUIPMENT, L.L.C.	STREET SWEEPER PARTS	2/2016	30436	298.53
16-1977	01-07021	GALLAGHER, JIM	REPLACEMENT OF OPENERS	1/2016	201602184078	2,012.00
DEPARTMENT TOTAL:						2,722.45

Attachment: CITY CLAIMS LIST MARCH1, 2016 (1188 : Claims List)

FUND: 01 - GENERAL FUND (01)

SUMMARY REPORT

4.b.a

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 13 PARKS						
16-2121	01-044527	ORA OWEN WHEELER	CITY HALL YARD SPRAYING	2/2016	201602184096	325.00
DEPARTMENT TOTAL:						325.00
DEPARTMENT: 15 BLDG MAINT						
16-2076	01-041789	LIVELY SEPTIC TANK	WILSON CENTER GREASE TRAP	2/2016	0005818	225.00
16-2102	01-043166	REYES ELECTRIC, L.L.C.	WILSON LIGHT INSTALL	2/2016	201602184080	125.00
16-2148	01-10063	JANUS SUPPLY CO., INC	BROWN PAPER TOWELS	2/2016	91469	173.10
DEPARTMENT TOTAL:						523.10
DEPARTMENT: 20 PLANNING DEPARTMENT						
16-2035	01-01340	ALTUS TIMES LEGALS	ACPC 16-03 Legal	2/2016	201602184086	132.70
16-2124	01-04333	DELL COMPUTER	Toner Dell B2375DNF	2/2016	XJWJP8961	174.79
DEPARTMENT TOTAL:						307.49
DEPARTMENT: 23 FLEET MAINTENANCE						
16-2155	01-01490	CENTERPOINT ENERGY RESOURCENATURAL GAS		2/2016	201602184084	1,263.85
DEPARTMENT TOTAL:						1,263.85
DEPARTMENT: 24 RECREATION						
16-2119	01-043166	REYES ELECTRIC, L.L.C.	MISSILE PARK FIELD 3 & 4	2/2016	201602184079	895.00
16-2150	01-10063	JANUS SUPPLY CO., INC	GYM CLEANING SUPPLYS	2/2016	91466	287.49
DEPARTMENT TOTAL:						1,182.49
DEPARTMENT: 27 EMERGENCY SERVICES						
16-2147	01-043084	TOUCHTONE	LONG DISTANCE SERVICE	2/2016	201602184085	2.99
16-2177	01-043166	REYES ELECTRIC, L.L.C.	GENERATOR REPAIR	2/2016	201602184095	825.00
DEPARTMENT TOTAL:						827.99

Attachment: CITY CLAIMS LIST MARCH1, 2016 (1188 : Claims List)

FUND: 01 - GENERAL FUND (01)

SUMMARY REPORT

4.b.a

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 29 INFORMATION SYSTEMS						
16-2159	01-044778	ACCELA	March Bill	2/2016	INV-ACC17895	1,245.00
DEPARTMENT TOTAL:						1,245.00
DEPARTMENT: 38 CITY CLERK-TREASURER						
16-2161	01-10042	JACKSON CO. HEALTH DEPART	FOOD HANDLERS PERMITS	2/2016	201602184077	270.00
DEPARTMENT TOTAL:						270.00
DEPARTMENT: 41 PUBLIC GOLF COURSE						
16-2147	01-043084	TOUCHTONE	LONG DISTANCE SERVICE	2/2016	201602184085	2.99
DEPARTMENT TOTAL:						2.99
FUND TOTAL:						32,985.19

Attachment: CITY CLAIMS LIST MARCH1, 2016 (1188 : Claims List)

FUND: 04 - ASSURANCE FUND (04)

SUMMARY REPORT

4.b.a

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
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DEPARTMENT: 02		ADMINISTRATIVE SERVICES				
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16-2162	01-043374	INFINISOURCE COBRA ADMINISTFBA	ADMIN SERV/RETRO ENR	2/2016	724013	166.50
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DEPARTMENT TOTAL:						166.50
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FUND TOTAL:						166.50
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Attachment: CITY CLAIMS LIST MARCH1, 2016 (1188 : Claims List)

FUND: 10 - ALTUS RECREATION FUND

SUMMARY REPORT

4.b.a

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
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DEPARTMENT: 02 ADMINISTRATION

16-2142	01-044476	MGW ENTERPRISE, LLC	bskball/refs,scorekeeper	2/2016	1049652756	3,584.00
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DEPARTMENT TOTAL: 3,584.00

FUND TOTAL: 3,584.00

Attachment: CITY CLAIMS LIST MARCH1, 2016 (1188 : Claims List)

FUND: 14 - AIRPORT FUND (14)

SUMMARY REPORT

4.b.a

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
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DEPARTMENT: 31		AIRPORT				
16-2147	01-043084	TOUCHTONE	LONG DISTANCE SERVICE	2/2016	201602184085	14.32
DEPARTMENT TOTAL:						14.32
FUND TOTAL:						14.32

Attachment: CITY CLAIMS LIST MARCH1, 2016 (1188 : Claims List)

FUND: 29 - LANDFILL IMP FUND (29)

SUMMARY REPORT

4.b.a

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
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DEPARTMENT: 40		CAPITAL IMPROVEMENTS				
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16-2152	01-06150	FOX, DRESCHLER & BRICKLEY, INSPECTION FEES FOR LANDF	2/2016	7045	27,137.50
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16-2153	01-06150	FOX, DRESCHLER & BRICKLEY, TESTING FEES FOR LANDFILL	2/2016	7046	7,352.50
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DEPARTMENT TOTAL:					34,490.00
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FUND TOTAL:					34,490.00
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Attachment: CITY CLAIMS LIST MARCH1, 2016 (1188 : Claims List)

Date: March 1, 2016

AGENDA ITEM COMMENTARY

ITEM TITLE: Budget Amendment in the Amount of \$37,500 to Appropriate Fund Balance to Renovate Gym Floor and Improve Missile Park Including Lighting, Fencing, Dirt Work & Gravel, Awning, Painting, and Repair and Maintenance to Concession Stands and Bathrooms

INITIATOR: Elizabeth Smith

STAFF INFORMATION SOURCE: Jan Neufeld

STAFF RECOMMENDATION: Stated Council Action

City of Altus
Budget Amendment FY 2015-2016
General Fund & Recreation Fund

Estimated Revenue or Fund Balance

Fund Number	Account Number	Department	Description	Balance Before Amendment	Amount of Amendment Increase (Decrease)	Balance After Amendment
						-
10	4-02-9900	ARAC	Use of Fund Balance		37,500.00	37,500.00
			Total		37,500.00	

Appropriations

Fund Number	Account Number	Department	Description	Balance Before Amendment	Amount of Amendment Increase (Decrease)	Balance After Amendment
10	5-02-5201.126	Basketball Supplies	Gym Floor Repair	13,629.00	2,500.00	16,129.00
10	5-2-5205.202	Park Improvements	Missile Park Improvements	-	35,000.00	35,000.00
						-
						-
						-
						-
						-
						-
						-
						-
						-
			Total		37,500.00	

Approved by the City Council this
1st Day of March, 2016

This amendment transfers fund balance amounts and appropriates them to renovate the gym floor and improve Missile Park, including Lighting, fencing, Dirt work & Gravel, Awning, Painting, and Repair and maintenance to concession stands and bathrooms

Approved:

Mayor

Attest:

City Clerk

Posted By _____ Date _____ BA# _____ Pkt.# _____

Date: March 1, 2016

AGENDA ITEM COMMENTARY

ITEM TITLE: Consider and Vote to Accept the Newly Constructed Hunter Pointe Bridge that Connects Concord and Cottontail or Take Any Other Appropriate Action

INITIATOR: Johnny Barron

STAFF INFORMATION SOURCE: Chad Osborne, Philip Beauchamp

BACKGROUND: During the development of the Hunter Point Addition, the City determined that a second entrance was required for emergency responders. City funding was obtained and the bridge and roadway were designed by Fox Drechsler & Brickley, Inc. Bids were advertised in January 2013 and opened in February 2013. Bids were too high and all bids were rejected.

In October 2013, the City began negotiations with Hokett Construction, Inc. of Blair, OK and a contract was executed on January 27, 2014 for a fee of \$95,094.90. Before construction began, the project was delayed because the city needed to acquire property. By June 2015, property issues had been resolved and construction began on the concrete box culvert. After a substantial delay, the contractor recently mobilized and the project is now complete and the roadway has been placed in service.

Construction oversight was provided by Fox, Drechlser & Brickely, Inc. (FDBI) at no cost to the City. On February 22, 2016, Professional Engineer Gary Brickley of FDBI submitted a letter of inspection and recommendation of acceptance to the City Engineering Department.

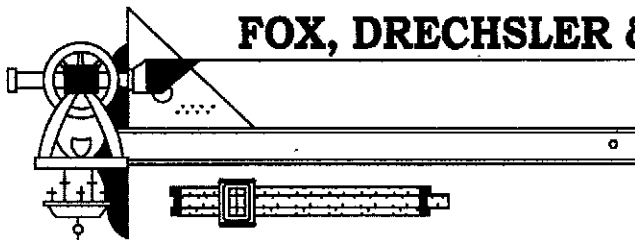
The City Streets Department and Engineering Department have inspected the project and recommend acceptance.

FUNDING: N/A

EXHIBITS: February 22, 2016 letter from Gary Brickley with Construction Contract attached

COUNCIL ACTION: Consider and vote to accept the Hunter Pointe Bridge connecting Concord with Cottontail of take any other appropriate action.

STAFF RECOMMENDATION: Stated Council Action



P.O. Box 758 113 Falcon Road
Phone (580) 482-6583 Fax (580) 482-6585
ALTUS, OKLAHOMA 73522

February 22, 2016

Johnny Barron, PE
City Engineer/Public Works Director
City of Altus
509 S Main Street
Altus, Oklahoma 73521

RE: FINAL INSPECTION, HUNTER POINTE BRIDGE

Dear Johnny,

This letter references the outcome of the final inspection conducted by your office of the Hunter Pointe Bridge made on February 18, 2016 at 3:30 pm. Attendees included myself and Dillon Hoeske from our office. The roadway and bridge were open to traffic at the time of inspection. The inspection covered the Bridge, appurtenances and Roadway connecting Hunter Pointe addition to Concord Street. This letter provides some background and the results of the inspection.

The Bridge and Roadway were part of a negotiated contract after a published bid opening in March 2013, yielded bids much higher than ODOT bid pricing. No local contractors bid the project. As a result, we were able to negotiate a contract in October of 2013, based on the Agreement between the City of Altus and the Developer with the available funds. The referenced Agreement did not require curb and gutter nor was the Bridge to have a sidewalk. Both of these items were added, after the Agreement was signed and provided with the final project.

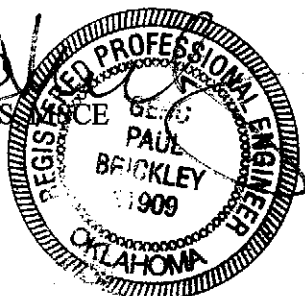
The project was subsequently delayed for almost two years pending resolution of an agreement to acquire the land needed for the Roadway. As you may know, public funds cannot be spent on improving private property. In June of last year, the agreement between the third party land owner was finally reached and the City acquired the land needed to finish the project.

We agreed to furnish the Engineering and Surveying at no charge to expedite resolution of the cost share portion of the Agreement. Our services included a HEC-RAS flood plain model of the channel and Bridge from the Park Lane Bridge thru the Additions, design, surveying for the agreements, construction staking and inspection. This project was difficult because we were adding a bridge to a street that was constructed to convey water to the creek instead of going over the creek.

Although the contract was initially for only 120 days, Hokett Construction honored the contract and two-year-old prices. Given the history and delays, the project is finally complete, within the available funds and in substantial compliance with the Plans and Specifications. I recommend acceptance by the City of Altus upon the delivery of the required bonds by the Contractor.

Respectfully,

Gary P. Brickley, P.E., PLS



SECTION 4 AGREEMENT

4.1 AGREEMENT

This agreement, made as of the 1/27/14 by and between the City of Altus hereinafter called the **OWNER**, and **Hokett Construction, Inc.** hereinafter called the **CONTRACTOR** witnesseth, that whereas the **OWNER** intends to **construct a triple 6'x10' RCB and 220' of asphalt road including curb and gutter** hereinafter called the **Project**, in accordance with the **Drawings, Specifications** and other **Contract Documents** prepared by:

**Fox, Drechsler & Brickley, Inc, Civil Engineers,
P.O. Box 758, 113 Falcon Road
Altus, OK 73522**

Now, therefore, the **OWNER** and **CONTRACTOR** for the considerations hereinafter set forth, agree as follows:

4.2 CONTRACTOR AGREES

To furnish all the necessary labor, materials, equipment, tools and services necessary to perform and complete in a workmanlike manner all work required for the construction of the **Project**, in strict compliance with the **Contract Documents** herein mentioned, which are hereby made a part of the **Contract**, including the following **Addenda**:

Addendum No.	1	Dated	2/12/2013
Addendum No.	2	Dated	2/13/2013
Addendum No.	3	Dated	2/18/2014

(A) CONTRACT TIME

Work under this **Agreement** shall be commenced upon written notice to proceed, and shall be completed within **90** calendar days of the commencement of the **Contract Time** as defined in the **General Conditions** of the **Contract**.

(B) SUB-CONTRACTORS

The **CONTRACTOR** agrees to bind every **Sub-Contractor** by the terms of the **Contract Documents**. The **Contract Documents** shall not be construed as creating any contractual relation between any **Sub-Contractor** and the **OWNER**.

4.3 THE OWNER AGREES

To pay, and the **CONTRACTOR** agrees to accept, in full payment for the performance of this **Contract**, the **Contract** amount of:

Ninety five thousand ninety four dollars and ninety cents (\$95,094.90)

In accordance with the provisions of the **Contract Documents**.

(A) PROGRESSIVE PAYMENTS

Progressive payments will be made in accordance with the **General Conditions** of the **Contract**. The retainage shall be an amount equal to 10% of the work that has been completed.

4.4 CONTRACT DOCUMENTS

The **Contract** comprises the **Contract Documents** listed herein. In the event that any provision of one **Contract Document** conflicts with the provision of another **Contract Document**, the provision in that **CONTRACT DOCUMENT** first listed below shall govern, except as otherwise specifically stated:

1. Agreement (This Instrument)
2. Addenda to Contract Documents
3. Remaining Legal and Procedural Documents
 - a. Advertisement
 - b. Information for Bidder
 - c. Proposal
4. Detailed Specification Requirements
5. Drawings
6. General Conditions of the Contract
7. Bonds
 - a. Bid Bond
 - b. Performance Bond
 - c. Statutory Bond

4.5 AUTHORITY AND RESPONSIBILITY OF THE ENGINEER

All work shall be done under the general supervision of the **ENGINEER**. The **ENGINEER** shall decide any and all questions which may arise as to the quality and acceptability of materials furnished, work performed, rate of progress of work, interpretation of **Drawings** and **Specifications** and all questions as to the acceptable fulfillment of the **Contract** on the part of the **CONTRACTOR**.

4.6 SUCCESSORS AND ASSIGNS

This **Agreement** and all of the covenants hereof shall inure to the benefit of and be binding upon the **OWNER** and the **CONTRACTOR** respectively and **CONTRACTOR'S** partners, successors, assigns and legal representatives. Neither the **OWNER** nor the **CONTRACTOR** shall have the right to assign, transfer or sublet his interests or obligations hereunder without written consent of the other party.

4.7 LIQUIDATED DAMAGES

Liquidated damages for failure to complete the work within the time specified shall be assessed at the rate of **\$250.00** per day for each additional calendar day until the work is completed.

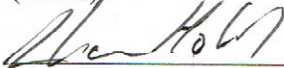
4.8 SPECIAL PROVISIONS

The **OWNER** and the **CONTRACTOR** mutually agree that this **Agreement** shall be subject to the following **Special Provisions**, which shall supersede other conflicting provisions of this **Agreement**.

Hokett Construction, Inc.
506 West Main, Blair, OK 73526
580-563-2361

01-27-2014

(DATE)



(SIGNATURE)

Estimator

(TITLE)

City of Altus
509 South Main Street, Altus, OK 73521
580-477-1950

1/27/2014

(DATE)



(SIGNATURE)

Agent For City of Altus

(TITLE)

Attachment: Concord Bridge Acceptance Recommendation (1183 : Accept Hunter Pointe Bridge)

HUNTER POINTE BRIDGE BID SCHEDULE - REVISED FEBRUARY 13, 2013

BIDDER agrees to perform all the work described in the Contract Documents for the following unit prices or lump sum: The various items in this Proposal shall be paid for at the unit price or lump sum bid. These unit prices or lump sums shall be full compensation for furnishing all materials, equipment, labor, tools, power and transportation necessary to complete the construction of various items of the Project according to the Proposal and the itemized basis of payment included in these Documents. The estimated quantities shown in this Proposal are approximate and are to be used only as a basis for estimated probable cost of the work to be done. The materials to be furnished may differ somewhat from these estimates. Payment shall be for the actual amount of such work done and the material furnished.

SECTION 1: ROADWAY APPROACH

1	EXCAVATION	CY	1,000	\$2.50	\$2,500.00
2	SUB-GRADE PREPARATION	SY	800	\$3.50	\$2,800.00
3	6" AGGREGATE BASE	SY	654	\$6.00	\$3,924.00
4	2" TYPE "B" ASPHALT SURFACE	SY	654	\$12.00	\$7,848.00
5	2'-0" CURB AND GUTTER	LF	380	\$17.00	\$6,460.00
6	4' CONCRETE DITCH	SY	71	\$35.00	\$2,485.00
7	CONCRETE PAVING FOR ALLEYS	SY	62	\$60.00	\$3,720.00
8	MAINTENANCE BOND	LS	1	\$707.90	\$707.90

TOTAL BID ROADWAY APPROACH \$30,444.90

SECTION 2: CULVERT

1	CONCRETE BOX CULVERT (168 CY)	CY	168	\$375.00	\$63,000.00
2	HAND RAIL	LF	66	\$25.00	\$1,650.00

TOTAL BID CULVERT \$64,650.00

TOTAL BOTH BIDS IF BID TOGETHER \$95,094.90

CONTRACTOR: Hokert Construction, Inc
 BY: Rha Hokert TITLE: ESTIMATOR
 BUSINESS ADDRESS: 306 WEST MAIN
 CITY: BLAIR STATE OK
 PHONE NUMBER: 563-2361 FAX NO. 563-2291 DATE: 10-22-13

Date: March 1, 2016

AGENDA ITEM COMMENTARY

ITEM TITLE: Discussion and Possible Action with Respect to MAPS Sales Tax Program

INITIATOR: Chris Gander, Financial Advisor & Nate Ellis, Bond Counsel

STAFF INFORMATION SOURCE: Jan Neufeld, Chief Financial Officer

BACKGROUND: We have asked our financial advisor Chris Gander and bond counsel Nate Ellis to give us a two independent projections of how much MAPS money we will have to spend through the end of the MAPS Sales Tax collections with NO growth in sales tax.

FUNDING: MAPS Sales Tax

EXHIBITS: Will be provided at meeting

COUNCIL ACTION: Discussion and Possible Action with Respect to MAPS Sales Tax Program

STAFF RECOMMENDATION: Stated Council Action

Date: March 1, 2016

AGENDA ITEM COMMENTARY

ITEM TITLE: Consider, Discuss and Vote to Approve Recommendation of Altus/Southwest Area Economic Corporation to Use Economic Development Funds Form the MAPS for Altus Sales Tax to Assist in the Development of the Facility for the Producers Cooperative Oil Mill, Which is Relocating to Altus from Oklahoma City

INITIATOR: Brian Bush, EDC Director

STAFF INFORMATION SOURCE: Brian Bush

BACKGROUND: The MAPS for Altus sales tax designated a portion of collections to be used for Economic Development for significant job creation. The Altus/Southwest Area Economic Development Corporation is recommending that we give \$115,000.00 of the fund to Producers Cooperative Oil Mill to purchase a 70' truck dumber for their new Altus facility. Producers Cooperative Oil Mill plans to relocate to Altus from Oklahoma City bring 12 jobs to Altus initially with intent to increase the size of the business in the future.

FUNDING: Account number 55-5-40-5500.003 MAPS EDC projects

EXHIBITS: Email from Austin Rose, President/CEO of Producers Cooperative Oil Mill

COUNCIL ACTION: Vote to Approve Recommendation of Altus/Southwest Area Economic Corporation to Use Economic Development Funds Form the MAPS for Altus Sales Tax to Assist in the Development of the Facility for the Producers Cooperative Oil Mill, Which is Relocating to Altus from Oklahoma City

STAFF RECOMMENDATION: Stated Council Action

Funds request for Producers Cooperative Oil Mill/ Altus Economic Development Corporation

From: Austin Rose <Austin@producerscoop.net>
To: brianb@altuschamber.com
Priority: Normal
Date: 02-10-2016 12:34 PM

Brian,

Attached please find the invoice for a 70 foot truck dumper that we are purchasing for our new Altus facility. We have requested assistance of \$115,000.00 from the Altus Economic Development Corporation as we transition our business from Oklahoma City to Southwest Oklahoma. We will use the requested funds to purchase this equipment.

A hydraulic truck dumper is an integral part of our operation in Altus. We are making every effort to set up an efficient facility to receive, store and ship the cottonseed produced by the gins in Southwest Oklahoma and Texas. This piece of equipment along with a new elevator leg will give us the capacity to unload four trucks per hour, which is about 100 tons of cottonseed. PCOM's 15 member gins can produce up to 60 to 65 truckloads of cottonseed per day when they are all operating during the harvest season. With this truck dumper, we can handle the volume of cottonseed currently being produced, plus have available capacity to handle additional volume in the future. We will have the ability to load directly from the truck dumper onto a railcar for outbound shipment, and, or, go into storage.

We will be bringing 12 jobs to Altus initially, and it is our intent to increase the size of the business in the future.

If you need further information or have any questions, please do not hesitate to contact me.

Respectfully,

Austin Rose
President/ CEO
Producers Cooperative Oil Mill

Est_AR53346032_from_Continental_Hydraulics_Inc
_4040.pdf

Content-Type:
application/octet-stream
Size: 73.19 KB

Attachment: PCOM Truck Dump (1175 : Cotton Oil Mill)

Continental Hydraulics, Inc.

329 1/2 Verne
Pine Bluff, AR 71602**QUOTE**

DATE	ESTIMATE #
6/12/2015	AR53-346032

NAME / ADDRESS
Producers Co-Op Oil Mill 6 SE 4th Street Oklahoma City, Oklahoma 73129

			PROJECT
DESCRIPTION	QTY	UNIT PRICE	TOTAL
Quote for a used 70 ft. truck dumper with a 45 degree tilt, folding back stop and pit bridge. This includes a rebuilt hydraulic power unit and rebuilt hydraulic cylinders. Foundation drawings will be furnished. Total Cost: 50% of total cost due upon agreement of this quote. Balance due upon delivery.		115,000.00	115,000.00
			0.00
		TOTAL	\$115,000.00

Attachment: PCOM Truck Dump (1175 : Cotton Oil Mill)

Date: March 1, 2016

AGENDA ITEM COMMENTARY

ITEM TITLE: Consider, Discuss and Vote to Appoint the City's Representatives for Negotiating FY 2016-2017 Collective Bargaining Agreements with Both the FOP and IAFF Local Chapters or Take Any Other Appropriate Action.

INITIATOR: Acting City Manager

STAFF INFORMATION SOURCE: City Attorney

BACKGROUND: The City has received notification from both the FOP and IAFF Local Chapters of their intent to begin negotiations for a Collective Bargaining Agreement for Fiscal Year July 1, 2016 to June 30, 2017. This notification to the City is required by 11 O.S.A. Section 51-112. [These letters and State law are attached as Exhibits.] In order to begin negotiations, the City needs to designate its negotiating team members.

The following are recommended for the City's negotiating team: Acting City Manager and City Attorney.

FUNDING: n/a

EXHIBITS: 1) Letter from FOP, Lodge 120; 2) Letter from IAFF, Local 2749; and 3) State Law 11 O.S.A. Section 51-112.

COUNCIL ACTION: Vote to Appoint the City's Representatives for Negotiating FY 2016-2017 Collective Bargaining Agreements with Both the FOP and IAFF Local Chapters or Take Any Other Appropriate Action.

STAFF RECOMMENDATION: Stated Council Action



International Association of Fire Fighters
AFFILIATED WITH AFL-CIO/CLC

Chase Duncan
PRESIDENT

PO Box 5
ADDRESS

Altus, OK 73522
CITY, STATE, ZIP

Local 2749

Greg Nettleton
SECRETARY

PO Box 5
ADDRESS

Altus, OK 73522
CITY, STATE, ZIP

February 23, 2016
DATE

Larry Shelton, City Manager
City of Altus
509 S. Main Street
Altus, OK 73521

**Re: Notice for Negotiations
Fiscal Year 2016-2017**

Dear Sir:

IAFF Local 2749, Bargaining Agent for the Altus Fire Department, is hereby making notice as provided for under 11 OS §51-101, et seq., the Fire and Police Arbitration Act, of our intentions to negotiate for items requiring the appropriation of monies and other contract terms.

Upon receipt of this correspondence, as provided under the Act, you have ten (10) days to contact me to schedule a meeting. In good faith and a positive spirit we will be looking forward to this year's negotiations.

Best regards,

Chase Duncan, President
IAFF Local 2749

cell (580) 471-3977

*Received
2-23-16
J.H.*

Attachment: Union 2016 (1185 : Appoint City Negotiating Team with FOP and IAFF)



Fraternal Order of Police

Mrs. Catherine Coke
Interim City Manager

Jan 20, 2016

The Fraternal Order of Police Lodge 120, in accordance with Article #38 of the collective bargaining agreement between the City of Altus and the Fraternal Order of Police Lodge 120, hereby is giving notice of the Lodges intent to enter into negotiations with the City of Altus for the 2016 – 2017 contract year.


Robert McGill
President



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Title 11. Cities and Towns

Oklahoma Statutes Citationized

Title 11. Cities and Towns

Chapter 1 - Oklahoma Municipal Code

Article Article LI - Fire and Police Arbitration

Section 51-112 - Matters Requiring Appropriation of Moneys - Notice

Cite as: O.S. §. __ __

Whenever wages, rates of pay or any other matters requiring appropriation of moneys by any municipality are included as matters of collective bargaining conducted under the provisions of this article, it is the obligation of the bargaining agent to serve written notice of request for collective bargaining on the corporate authorities at least one hundred twenty (120) days before the last day on which moneys can be appropriated by the municipality to cover the contract period which is the subject of the collective bargaining procedure.

Historical Data

Laws 1977, HB 1100, c. 256, § 51-112, eff. July 1, 1978.

Citationizer® Summary of Documents Citing This Document

Cite	Name	Level
None Found.		

Citationizer: Table of Authority

Cite	Name	Level
None Found.		

Date: March 1, 2016

AGENDA ITEM COMMENTARY

ITEM TITLE: Consider, Discuss and Vote to Approve Ordinance No. 2016-_____ Accepting the Recommendation of the Altus City Planning Commission (ACPC) Changing the Zoning Classification of a 23.84 Acre Tract of Land Adjacent to Falcon Road, Known as the Proposed Mesquite Meadows Addition from Agriculture (AG) and Suburban Commercial (SC) to Auto-Urban Residential (AR) and Repealing Ordinances No. 2015-21 and No. 2015-22, or Take Any Other Appropriate Action.

INITIATOR: George Nassaney, Nassaney Land, LLC

STAFF INFORMATION SOURCE: Barbara Burleson, Planning Director, Catherine Coke, City Attorney, Johnny Barron, City Engineer/Public Works Director.

BACKGROUND: This rezoning combines the rezoning of two separate tracts into one large tract and provides to the Bureau of Reclamation. Previously, the developer and owner, George Nassaney, Nassaney Land Company, LLC, of the above described tract was granted a rezoning of the property from Agriculture (AG) to Auto-Urban Residential (AR) by the Altus City Planning Commission, ACPC-15-06, on September 21, 2015. A smaller adjacent 0.64 acre tract was also approved by ACPC to rezone the Suburban Commercial (SC) tract to Auto-Urban Residential (AR), ACPC-15-11. ACPC recommendations concerning both cases were reviewed by the City Council and approved, ACPC-15-06 October 6, 2015 and ACPC-15-11 November 3, 2015.

Unfortunately, one property owner, the Bureau of Reclamation of the U.S. Department of Interior was not notified of the rezoning of the property adjacent to their canal which divides the property diagonally from NW to SE. As the Planning Commission is aware, all property owners within 300.0' of the outer boundary of the property are to be notified by mail of the rezoning request. The Jackson County Tax rolls are used for the property ownership to notify the adjacent property owners. All government property is not listed on the tax rolls and the unintentional error was made. Upon notification by the Bureau of Reclamation as part of the development process, the oversight was noted. The Bureau has been notified of ACPC-16-01 as required by state law. ACPC approved the rezoning and recommends City Council approval.

FUNDING: N/A

EXHIBITS: 1. ACPC Case No. 16-01 Staff Report 2. ACPC Case Nos. 15-06 and 15-11 Staff Report. 3. City Council Minutes, 10/6/15 No. 11, ACPC-15-06. 4. City Council Minutes, 11/3/15 No. 5, ACPC-15-11. 5. Ordinance No 2016 - _____.

COUNCIL ACTION: Vote to Approve Ordinance No. 2016-_____ Accepting the Recommendation of the Altus City Planning Commission (ACPC) Changing the Zoning Classification of a 23.84 Acre Tract of Land Adjacent to Falcon Road, Known as the Proposed Mesquite Meadows Addition from Agriculture (AG) and Suburban Commercial (SC) to Auto-Urban Residential (AR) and Repealing Ordinances No. 2015-21 and No. 2015-22, or Take Any Other Appropriate Action.

The Limits and Boundaries of Said Tract of Land Are Described as Follows:

A Tract of Land Located in the Northeast Quarter (NE 1/4) of Section Sixteen (16), Township Two (2) North, Range Twenty (20) West of the Indian Meridian, Jackson County, Oklahoma More Particularly Described as Follows:
Commencing at the Northwest Corner (NW) of Said Northeast Quarter (NE 1/4), Thence S00°46'37"W Along the West Line of Said NE 1/4, a Distance of 83.00 Feet to the POINT OF BEGINNING, Said Point Also Being the NE Corner of University Heights Addition; Thence S89°13'24"E, Parallel to the North Line of Said NE 1/4 and Along the South Line of USA Property Filed in Book 61, Page 644 in the Jackson County Clerk's Office, Jackson County, Oklahoma, a Distance of 52.8 Feet; Thence S34°32'27"E, Along the Westerly Line of Said USA Property a Distance of 265.94 Feet; Thence S89°13'24"E, Parallel to the North Line of Said NE 1/4, a Distance of 781.75 Feet; Thence S00°48'58"W, a Distance of 1023.28 Feet; Thence N89°09'49"W, Along the North Line of City of Altus Property Filed in Book 973, Page 149-150 in the Jackson County Clerk's Office, a Distance of 987.59 Feet to a Point on the West Line of Said NE 1/4 and the East Line of Said University Heights Addition; Thence N00°46'37"E, Along the West Line of Said NE 1/4, Said Line Being the East Line of University Heights Addition, a Distance of 1239.25 Feet to the POINT OF BEGINNING, Containing 23.84 Acres, LESS AND EXCEPT the Property Previously Conveyed to the United States of America by Warranty Deed Recorded in Book 61, Page 644 of the Jackson County Clerk's Office Contained Within the Above Described Property, Containing 1.74 Acres.

A Tract of Land Located 13'24"E, Parallel to the North Line of Said NE 1/4, a Distance of 781.75 Feet; Thence S00°48'58"W, a Distance of 1023.28 Feet; Thence N89°09'49"W, Along the North Line of City of Altus Property Filed in Book 973, Page 149-150 in the Jackson County Clerk's Office, a Distance of 987.59 Feet to a Point on the West Line of Said NE 1/4 and the East Line of Said University Heights Addition; Thence N00°46'37"E, Along the West Line of Said NE 1/4, Said Line Being the East Line of University Heights Addition, a Distance of 1239.25 Feet to the POINT OF BEGINNING, Containing 23.84 Acres, LESS AND EXCEPT the Property Previously Conveyed to the United States of America by Warranty Deed Recorded in Book 61, Page 644 of the Jackson County Clerk's Office Contained Within the Above Described Property, Containing 1.74 Acres.

STAFF RECOMMENDATION: Stated Council Action



City of Altus Planning Department

CASE NO. 16-01

This report is prepared by the City of Altus Planning Staff to provide information to the Planning Commission to assist them in making a decision on this application. It may also be useful to others interested in this zoning matter.

I. PUBLIC HEARINGS:

Altus City Planning Commission: February 22, 2016.

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Existing Zoning:	Agriculture (AG)
Proposed Zoning:	Auto-Urban Residential (AR)
Lot Area:	22.1 acres
Proposed Use:	Residential
Location of Property:	Northeast Altus
Legal Description:	The limits and boundaries of said tract of land are described as follows:

A tract of land located in the Northeast Quarter (NE 1/4) of Section Sixteen (16), Township Two (2) North, Range Twenty (20) West of the Indian Meridian, Jackson County, Oklahoma more particularly described as follows:

Commencing at the Northwest Corner (NW) of said Northeast Quarter (NE 1/4), thence S00°46'37"W along the West line of said NE 1/4, a distance of 83.00 feet to the POINT OF BEGINNING, said point also being the NE corner of University Heights Addition; thence S89°13'24"E, parallel to the north line of said NE 1/4 and along the south line of USA property filed in Book 61, Page 644 in the Jackson County Clerk's Office, Jackson County, Oklahoma, a distance of 52.8 feet; thence S34°32'27"E, along the westerly line of said USA property a distance of 265.94 feet; thence S89°13'24"E, parallel to the north line of said NE 1/4, a distance of 781.75 feet; thence S00°48'58"W, a distance of 1023.28 feet; thence N89°09'49"W, along the north line of City of Altus property filed in Book 973, Page 149-150 in the Jackson County Clerk's Office, a distance of 987.59 feet to a point on the west line of said NE 1/4 and the east line of said University Heights Addition; thence N00°46'37"E, along the west line of said NE 1/4, said line being the east line of University Heights Addition, a distance of 1239.25 feet to the POINT OF BEGINNING, containing 23.84 acres, LESS AND EXCEPT the property previously conveyed to the United States of America by warranty deed recorded in Book 61, Page 644 of the Jackson County Clerk's Office contained within the above described property, containing 1.74 acres.

**Comprehensive Plan
Recommendation:**

Suburban Residential/Auto-Urban Residential

**Land Development
Guide:**

Existing Area

**Zoning of Surrounding
Property:**

North: Suburban Commercial (SC)
Undeveloped (W) /Falcon Road Commercial (E)
East: Public Use
Altus Cemetery
South: West: Auto-Urban Residential District (AR)
University Heights Addition
East: Public Use
City of Altus 11.0 acre tract undeveloped
West: Auto-Urban Residential District (AR)
University Heights Addition

Staff Contact:

Barbara Burleson, Planning Director

II. BACKGROUND:

The developer and owner, George Nassaney, Nassaney Land Company, LLC, of the above described tract was granted a rezoning of the property from Agriculture (AG) to Auto-Urban Residential (AR) by the Altus City Planning Commission, ACPC-15-06, on September 21, 2015. A smaller adjacent 0.64 acre tract was also approved by ACPC to rezone the Suburban Commercial (SC) tract to Auto-Urban Residential (AR), ACPC-15-11. ACPC recommendations concerning both cases were reviewed by the City Council and approved, ACPC-15-06 October 6, 2015 and ACPC-15-11 November 3, 2015.

Unfortunately, one property owner, the Bureau of Reclamation of the U.S. Department of Interior was not notified of the rezoning of the property adjacent to their canal which devides the property diagonally from NW to /se. As the Planning commission is aware, all property owners within 300.0' of the outer boundary of the property are to be notified by mail of the rezoning request. The Jackson County Tax rolls are used for the property ownership to notify the adjacent property owners. All government property is not listed on the tax rolls and the unintentional error was made. Upon notification by the Bureau of Reclamation as part of the development process, the oversight was noted. The Bureau has been notified of ACPC-16-01 as required by state law.

Staff has included copies of the ACPC-15-06 and ACPC-15-11 reports for your reference,

AYE: Riffle, Martin, Jencks, Shelton, Henry, McAuliffe, Winters, Kidwell, Smiley
 NAY: None
 Motion carried 9-0

11. CONSIDER, DISCUSS AND VOTE TO APPROVE ORDINANCE NO. 2015- 21 ACCEPTING THE RECOMMENDATION OF THE ALTUS CITY PLANNING COMMISSION (ACPC), CHANGING THE ZONING CLASSIFICATION OF THE MESQUITE MEADOWS ADDITION AS FOLLOWS:

A tract of land located in the Northeast Quarter (NE 1/4) of Section Sixteen (16), Township Two (2) North, Range Twenty (20) West of the Indian Meridian, Jackson County, Oklahoma more particularly described as follows:

Commencing at the Northwest Corner (NW) of said Northeast Quarter (NE 1/4), thence S00°46'37" W along the West line of said NE 1/4 a distance of 83.00 feet to the Point Of Beginning, said point also being the NE corner of University Heights Add. thence, S89°13'24"E, parallel to the north line of said NE 1/4 and along the south line of USA property filed in Book 61, Pg 644 in the Jackson County Clerk's Office, Jackson Co., Okla. a distance of 52.8 feet; thence S34°32'27"E, along the westerly line of said USA property a distance of 265.94 feet; thence S89°13'24" E, parallel to the north line of said NE 1/4 , a distance of 781.75 feet; thence S00°48'58" W, a distance of 1023.28 feet; thence N89°09'49" W, along the north line of City of Altus property filed in Book 973, Page 149-150 in the Jackson County Clerk's Office, a distance of 987.59 feet, to a point on the west line of said NE 1/4 and the east line of said University Heights Addition; thence N00°46'37" E. along the west line os said NE 1/4, said line being the east line of University Heights Addition, a distance of 1239.25 ft. to the POINT OF BEGINNING containing 23.84 acres, LESS AND EXCEPT the property previously conveyed to the United States of America by warranty deed recorded in Book 61, Page 644 of the Jackson County Clerk's Office contained within the above described property, containing 1.74 acres.

FROM AGRICULTURE (AG) TO AUTO-URBAN RESIDENTIAL (AR).

BACKGROUND: George Nassaney, Nassaney Land, LLC, developer, seeks to rezone an undeveloped 24.36 acre tract located adjacent to Polk Street and the Altus Cemetery from Agriculture (AG) to Auto-Urban Residential (AR). The application for the rezoning was filed by Mitch Worrell, Worrell Land and Cattle, LLC, owner and George Nassaney, Nassaney Land Company, LLC, developer. The sale of the property from the owner to the developer was completed on 8-31-2015. The developer proposes to subdivide the Mesquite Meadows Addition into 70 lots for single-family residential development with detached housing units. ACPA Case No. 15-06 was approved by the ACPC during a Special Meeting on September 21, 2015. The notice of the Public Hearing was published in The Altus Times on August 30, 2015 with forty-three property owners within 300.0 feet of the proposed site notified by mail of the ACPC meeting. Three property owners in the notification area were present at the ACPC hearing on September 21, 2015. After the concerns by the property owners were addressed, the Planning Commission voted to approve the rezoning request. Notice of the City Council Public Hearing concerning this request was published in the Altus times on August 30, 2015. Property owners within 300.0 ft of the area were notified by mail of the October 6, 2015 hearing.

During the September 21, 2015 ACPC meeting, the Preliminary Plat for Mesquite Meadows, ACPC-15-07 was approved by the "ACPC. The Final Plat for the addition is pending.

This item presented Barbara Burleson, Planning Director

Attachment: 16-01 (1186 : Mesquite Meadows Addition)

CITY COUNCIL

Motion made by RIFFLE and seconded by HENRY to approve Ordinance No. 2015-21 accepting the recommendation of the Altus City Planning Commission (ACPC) changing the zoning classification of the above mentioned property from Agriculture (AG) to Auto-Urban Residential (AR).

The Mayor called for the vote recorded as follows:

AYE: Riffle, Martin, Jencks, Shelton, Kidwell, Winters, McAuliffe, Henry, Smiley

NAY: None

Motion carried 9-0

Diane Ritthaler, a property owner in the area commented " there was a drainage ditch behind her house and the City of Altus is in charge of keeping it mowed. There is an area at the end of Cleveland street where the water drains into the drainage ditch. It grows up with weeds and grass and the water can not get through it, so the water stays on Cleveland street and blocks the use of the dumpster located there." She questioned the care of the detention pond to be built there with the new subdivision.

City Manager, David Fuqua, addressed her concerns.

12. CONSIDER, DISCUSS AND VOTE TO APPROVE AN AGREEMENT BETWEEN THE CITY OF ALTUS AND GEORGE NASSANEY, NASSANEY LAND COMPANY, LLC, DEVELOPER, TO ALLOW ACCESS INTO A PROPOSED ADDITION ON A RIGHT-OF-WAY ON CITY PROPERTY LOCATED ON THE SOUTHEAST CORNER OF PROPOSED ADDITION, FOR THE DEVELOPMENT OF A PLANNED DISTRICT HOUSING ADDITION WITH SINGLE-FAMILY HOUSING UNITS. THE NEW ROADWAY WILL CONNECT WITH THE EXISTING CLEVELAND STREET IN UNIVERSITY HEIGHTS ADDITION, OR TAKE ANY OTHER APPROPRIATE ACTION.

BACKGROUND: George Nassaney, Nassaney Land Company, LLC developer proposed to develop an approximate 25.0 acre tract in southeast Altus for single-family housing units. The addition will be developed using Planned District Housing Types contained in the Unified Development Code, Art. 3 Sec. 3.303. The proposed addition will provide approximately seventy housing units from 1,350.0 sf. to 1600 sf. The addition was initiated by the need for additional housing for the Altus Air Force Base personnel arriving for the new KC-46A program. Two means of egress are required for subdivisions and the developer proposes access from Falcon Road on the north and a right-of-way over the City property located on the southeast corner of proposed addition. The roadway will connect with the existing Cleveland Street in University Heights Addition. The housing units will be "total electric" with installation and service provided by Altus Power. The addition will not contain alleys and trash service will be provided by "poly-carts." The Council approved an Agreement with George Nassaney, Nassaney Land Company, LLC, developer on August 18, 2015.

This item presented by Barbara Burleson, Planning Director

Motion made by HENRY and seconded by JENCKS to approve an Agreement between the City of Altus and George Nassaney, Nassaney Land Company, LLC, developer, to allow access into a proposed addition on a right-of-way on City property located on the southeast corner of the proposed addition for the development of a Planned District Housing Addition with single-family housing units. The new road way will connect with the existing Cleveland Street.

The Mayor called for the vote recorded as follows:

AYE: Henry, Riffle, Martin, Jencks, Shelton, McAuliffe, Winters, Kidwell, Smiley

NAY: None

Motion carried 9-0

13. CONSIDER, DISCUSS AND VOTE TO APPROVE THE CITY OF ALTUS RESIDENTIAL ANTI-DISPLACEMENT PLAN 2015 FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) SMALL CITIES SET-ASIDE PROGRAM, OR TAKE ANY OTHER APPROPRIATE ACTION.

Attachment: 16-01 (1186 : Mesquite Meadows Addition)

13. CONSIDER ANY MOTIONS AND VOTES RELATING TO THE EXECUTIVE SESSION ITEM(S).

None

OUT OF EXECUTIVE SESSION AT 10:20 P.M.

ITEM # 11 No Action Taken

ITEM # 12 Update Only

3. COMMENTS FROM THE AUDIENCE

An Altus citizen came before the Council with concerns about negative things being said about the Altus neighborhoods and would like for everyone to have a positive influence toward the community.

4. CONSIDER THE CONSENT AGENDA LISTED BELOW AND VOTE TO APPROVE THE MINUTES, OR APPROVE WITH ANY CHANGES AS NOTED.

A. APPROVE MINUTES FOR ALTUS CITY COUNCIL MEETING ON NOVEMBER 3, 2015.

B. RECEIVE AND ACKNOWLEDGE RECEIPT OF CLAIMS LIST

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Perry Shelton, Councilman
SECONDER:	Jon Kidwell, Councilman
AYES:	Henry, Shelton, Martin, Jencks, Winters, Kidwell, Riffle, Smiley

5. CONSIDER, DISCUSS AND VOTE TO APPROVE ORDINANCE NO. 2015-22 CHANGING THE ZONING CLASSIFICATION OF A 0.64 ACRE TRACT LOCATED SOUTH OF THE 1900 BLOCK OF FALCON ROAD AND ADJACENT TO THE NE CORNER OF THE MESQUITE MEADOWS ADDITION FROM SUBURBAN COMMERCIAL (SC) TO AUTO-URBAN RESIDENTIAL (AR).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jon Kidwell, Councilman
SECONDER:	Chris Riffle, Councilman
AYES:	Henry, Shelton, Martin, Jencks, Winters, Kidwell, Riffle, Smiley

Presented by Barbara Burleson - Planning Director

Approved Ordinance No. 2015-22

Attachment: 16-02 (1186 : Mesquite Meadows Addition)



City of Altus Planning Department

CASE NO. 15-06

This report is prepared by the City of Altus Planning Staff to provide information to the Planning Commission to assist them in making a decision on this application. It may also be useful to others interested in this zoning matter.

I. PUBLIC HEARINGS:

Altus City Planning Commission: September 21, 2015 – Pending

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Existing Zoning: Agriculture (AG)

Proposed Zoning: Auto-Urban Residential (AR)

Lot Area: 25.0 acres

Proposed Use: Residential

Location of Property: Northeast Altus

Legal Description: The limits and boundaries of said tract of land are described as follows:

The West Thirty (30) acres of the Northwest Quarter of the Northeast Quarter (NE/4) of Section Sixteen (16) in Township Two (2) North of Range Twenty (20) West of the Indian Meridian, Jackson County, Oklahoma, LESS AND EXCEPT 2.25 ACRES, more or less, previously conveyed to the United States of America by virtue of that certain Warranty Deed recorded in Book 61 of Deeds, Page 644, of the Jackson County Clerk's records and 2.75 acres, more or less, which has been previously platted as Falcon Road Commercial Center, said plat being recorded in Book 2, Page 148, of the Jackson County Clerk's records.

Comprehensive Plan Recommendation:

Suburban Residential/Auto-Urban Residential

Land Development Guide:

Existing Area

Zoning of Surrounding Property:

North: Suburban Commercial (SC)
Undeveloped (W) /Falcon Road Commercial (E)
East: Public Use
Altus Cemetery
South: West: Auto-Urban Residential District (AR)
University Heights Addition

East: Public Use
City of Altus 11.0 acre tract undeveloped
West: Auto-Urban Residential District (AR)
University Heights Addition

Staff Contact: Barbara Burleson, Planning Director

II. BACKGROUND:

The applicant and owner, Mitch Worrell, Worrell Land & Cattle, LLC and George Nassaney, Nassaney Land Company, LLC, developer, request a rezoning of the above described property from Agriculture (AG) to Auto-Urban Residential (AR). The developer intends to develop the property as the Mesquite Meadows Addition for single-family housing. The AR District is the primary higher density residential district. It is intended to permit a wide range of two-family, attached single-family, and multi-family residential uses and encourage a variety of housing types. The district is auto-urban in nature, which is characterized by attached housing, garages that occupy much of the street face, and parking lots, (UDC - Sec. 1.308). A 2.91 tract adjacent to Falcon road is proposed for commercial development.



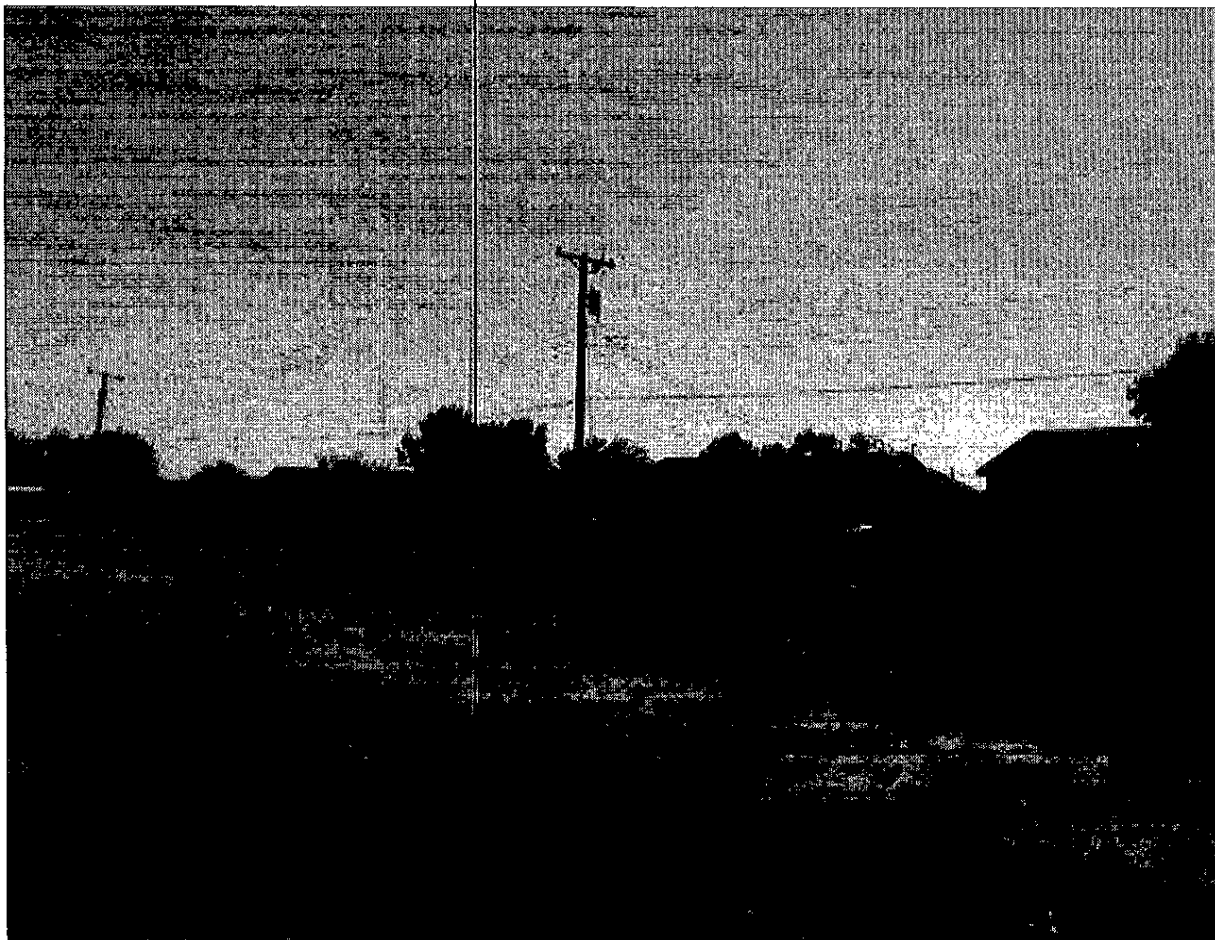
View to the north from Mesquite Meadows Addition site
Suburban Commercial (SC)



View to the east from Mesquite Meadows Addition site
Altus Cemetery



View to the south from the Mesquite Meadows Addition site
West: Auto-Urban Residential District (AR)
East: Public Use City of Altus 11.0 acre tract undeveloped



View to the west from the Mesquite Meadows Addition site
Auto-Urban Residential District (AR) - University Heights Addition

IV. LAND USE ANALYSIS AND IMPLICATIONS

The Mesquite Meadows Addition site is east of North Park Lane and south of Falcon Road between Polk Street and the City Cemetery.

Area/frontage regulations:

Comparison of the AR requirements and the applicant's proposed rezoning site is as follows:

REQUIREMENT (lot)	AR	Applicant's property
Area	>6,000 sf	7,200 to 7,800 sf rectilinear lots with larger irregular lots
Width	>50.0'	60.0' to 65.0' rectilinear lots
Front setback	12.0' (min)	20.0'

V.COMPREHENSIVE PLAN ANALYSIS:

Comprehensive Plan Recommendation:

The Altus Comprehensive Plan 2025 recommended Suburban Residential (SR) development southwest of the Altus-Lugert Irrigation Canal and Auto-Urban Residential (AR) development northeast of the canal.

Goals, Objectives and Policies:

This request is consistent with the development of the tract for residential development.

VI. PUBLIC SERVICE AND SITE CONSIDERATIONS:

Major Thoroughfare and Transportation:

Mesquite Meadows Addition will be accessed from Falcon Road on the north and Cleveland Street on the south. Falcon Road is a minor arterial roadway and Cleveland Street is a local street.

Drainage:

On site detention will be provided southwest of the residential development in an approximate two acre tract also containing the Cleveland Street extension from University Heights to Mesquite Meadows.

Public Utilities Services:

City water, sewer and electric will be extended from University Heights Addition. The addition will be total electric with gas not available.

Topography and Land Characteristics Adaptability:

There are no known topographic reasons why the site cannot be used as proposed.

VII. STAFF COMMENTS AND RECOMMENDATION:

COMMENTS:

Notice of the Public Hearing for ACPC-15-06 was published in the Altus Times on August 30, 2015. Forty-three property owners within a 300 foot radius of property were notified by mail of the Public Hearing. As of September 16, 2015, the Planning Department has several calls from property owners within 300.0' of Mesquite Meadows Addition. After learning the property was going to be developed for single family residential, the callers expressed approval. No comments were received from the general public about the rezoning.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning of the Mesquite Meadows Addition to Auto-Urban Residential (AR). The proposed residential development meets the goals of infill development and the use and character for the AR District contained in the Altus Comprehensive Plan 2025.

The legal notice for the rezoning was published as a property containing 30.0 acres less 2.25 for the Altus-Lugert Irrigation property and 2.75 for an existing commercial with a land area total of 24.5 acres. During review of the addition, it was determined that the future commercial on the north end of the property was zoned Suburban Commercial (SC). Therefore, the Suburban Commercial area and Block 2, Lots 1 and 2 have been removed from the rezoning request. The total land area to be rezoned is 21.45 acres. The 2.91 acre commercial area and Block 2, Lots 1 and 2 (0.64 acres) will be rezoned with the land area containing the Cleveland Street extension and the detention area for the addition.



City of Altus Planning Department

CASE NO. 15-11

This report is prepared by the City of Altus Planning Staff to provide information to the Planning Commission to assist them in making a decision on this application. It may also be useful to others interested in this zoning matter.

I. PUBLIC HEARINGS:

Altus City Planning Commission: November 2, 2015 – Pending

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Existing Zoning: Suburban Commercial (SC)

Proposed Zoning: Auto-Urban Residential (AR)

Lot Area: 0.64 acres

Proposed Use: Residential

Location of Property: Northeast Altus

Legal Description: The limits and boundaries of said tract of land are described as follows:

A tract of land located in the Northeast Quarter (NE 1/4) of Section Sixteen (16), Township Two (2) North, Range Twenty (20) West of the Indian Meridian, Jackson County, Oklahoma more particularly described as follows:

Commencing at the Northwest Corner (NW) of said Northeast Quarter (NE 1/4), thence S00°46'37"W along the West line of said NE 1/4, a distance of 83.00 feet to the POINT OF BEGINNING, said point also being the NE corner of University Heights Addition; thence S89°13'24"E, parallel to the north line of said NE 1/4 and along the south line of USA property filed in Book 61, Page 644 in the Jackson County Clerk's Office, Jackson County, Oklahoma, a distance of 52.8 feet; thence S34°32'27"E, along the westerly line of said USA property a distance of 265.94 feet; thence N89°13'24"W, a distance of 206.54 feet to a point on the west line of said NE 1/4 and the east line of said University Heights Addition, thence N00°46'37"E, along the west line of said NE 1/4 and the east line of said University Heights Addition, a distance of 217.00 feet to the POINT OF BEGINNING, containing 0.64 acres, more or less.

**Comprehensive Plan
Recommendation:**

Suburban Commercial

**Land Development
Guide:**

Existing Area

**Zoning of Surrounding
Property:**

North: Suburban Commercial (SC)
Family Life Center
East: Suburban Commercial (SC)
Undeveloped commercial land
South: Auto-Urban Residential District (AR)
Mesquite Meadows Addition
West: Auto-Urban Residential District (AR)
University Heights Addition

Staff Contact: Barbara Burleson, Planning Director

II. BACKGROUND:

The applicant and owner, Nassaney Land Company, LLC, requests a rezoning of the above described property from Suburban Commercial (SC) to Auto-Urban Residential (AR). The developer intends to develop the property as the Mesquite Meadows Addition for single-family housing. The AR District is the primary higher density residential district. It is intended to permit a wide range of two-family, attached single-family, and multi-family residential uses and encourage a variety of housing types. The district is auto-urban in nature, which is characterized by attached housing, garages that occupy much of the street face, and parking lots, (UDC - Sec. 1.308). The 2.91 acre tract adjacent to the rezoning site on the east is proposed for commercial development.

The ACPC approved the rezoning of the Mesquite Meadows Addition on September 21, 2015 with City Council approval on October 6, 2015. The proposed rezoning site is an adjacent 0.64 acre tract zoned Suburban Commercial (SC). The tract was not included in the rezoning of the Mesquite Meadows Addition, ACPC-15-06. The rezoning application was submitted for a rezoning of an existing agriculture site from Agriculture to Auto-Urban Residential. The commercial site was on the north end of the site was removed from the rezoning of the addition. The 0.64 acre tract is part of the commercial site and will be used for residential development. and the applicant requests a rezoning of the site to Auto-Urban Residential.

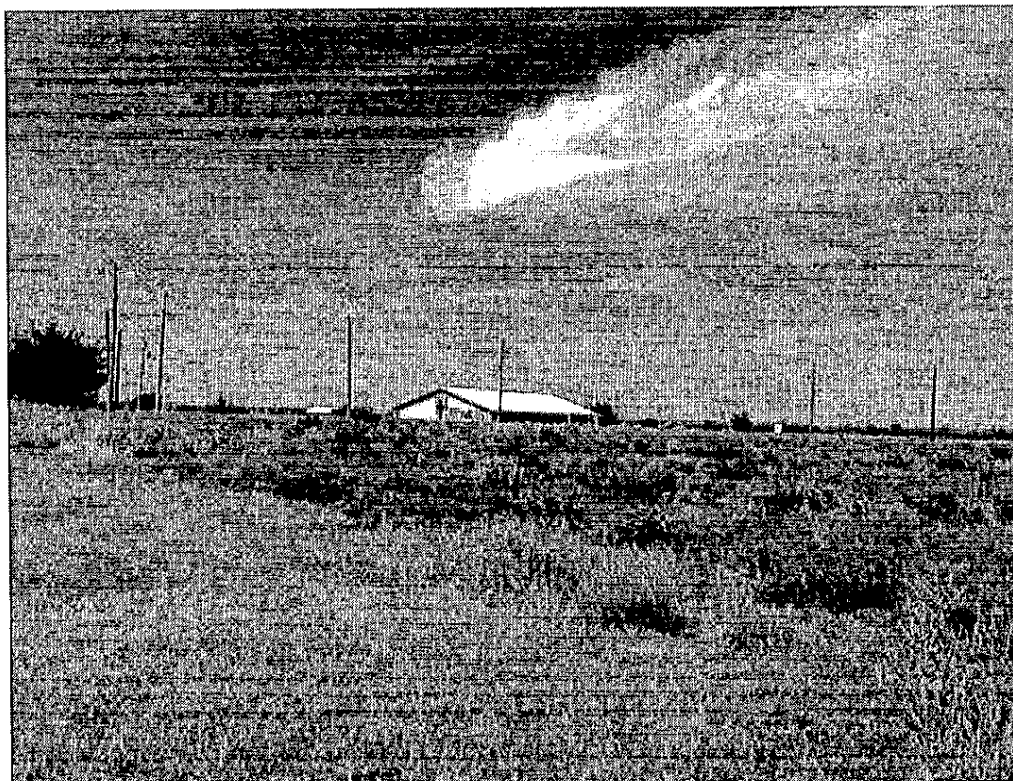
III. LAND USE ANALYSIS AND IMPLICATIONS

The Mesquite Meadows Addition is east of North Park Lane and south of Falcon Road between Polk Street and the City Cemetery.

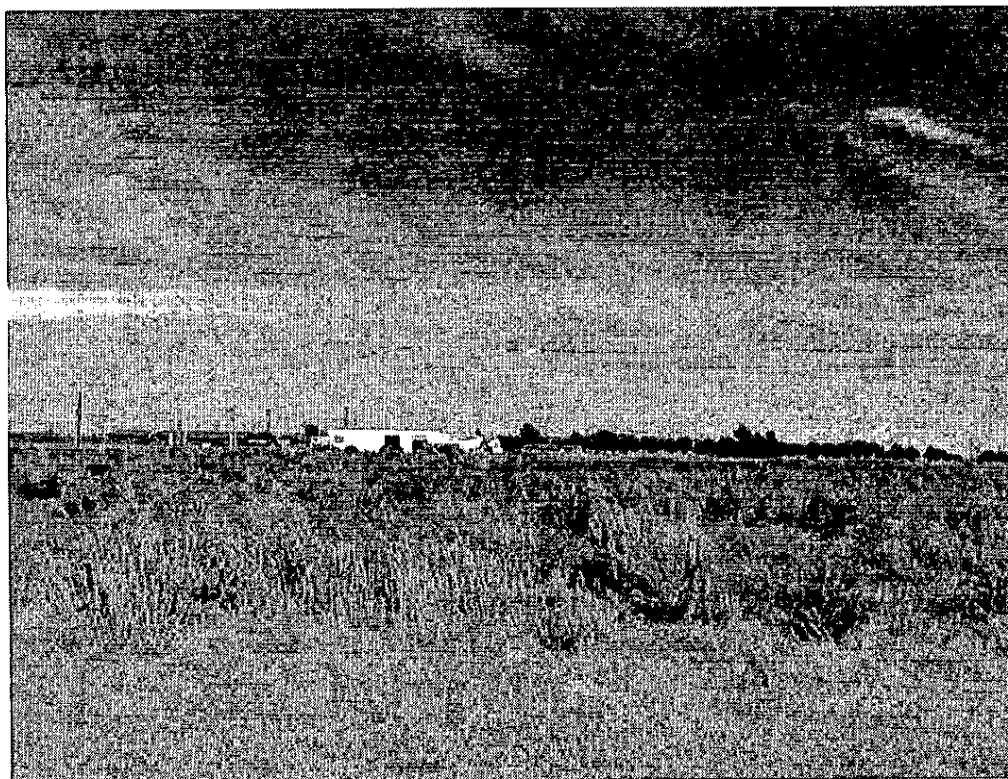
Area/frontage regulations:

Comparison of the AR requirements and the applicant's proposed rezoning site is as follows:

REQUIREMENT (lot)	AR	Applicant's property
Area	>6,000 sf	7,200 to 7,800 sf rectilinear lots with larger irregular lots
Width	>50.0'	60.0' to 65.0' rectilinear lots
Front setback	12.0' (min)	20.0'



View to the north from Mesquite Meadows Addition site
Suburban Commercial (SC)



View to the east from Mesquite Meadows Addition site
Altus Cemetery



View to the south from the Mesquite Meadows Addition site
West: Auto-Urban Residential District (AR);
East: Public Use City of Altus 11.0 acre tract undeveloped



View to the west from the Mesquite Meadows Addition site
Auto-Urban Residential District (AR) - University Heights Addition

IV.COMPREHENSIVE PLAN ANALYSIS:

Comprehensive Plan Recommendation:

The Altus Comprehensive Plan 2025 recommended Suburban Residential (SR) development southwest of the Altus-Lugert Irrigation Canal and Auto-Urban Residential (AR) development northeast of the canal.

Goals, Objectives and Policies:

This request is consistent with the development of the tract for residential development.

VI. PUBLIC SERVICE AND SITE CONSIDERATIONS:

Major Thoroughfare and Transportation:

Mesquite Meadows Addition will be accessed from Falcon Road on the north and Cleveland Street on the south. Falcon Road is a minor arterial roadway and Cleveland Street is a local street.

Drainage:

On site detention will be provided in two detention areas: in the southeast side of the development and in an approximate two acre tract also containing the Cleveland Street extension from University Heights to Mesquite Meadows.

Public Utilities Services:

City water, sewer and electric will be extended from University Heights Addition. The addition will be total electric with gas not available.

Topography and Land Characteristics Adaptability:

There are no known topographic reasons why the site cannot be used as proposed.

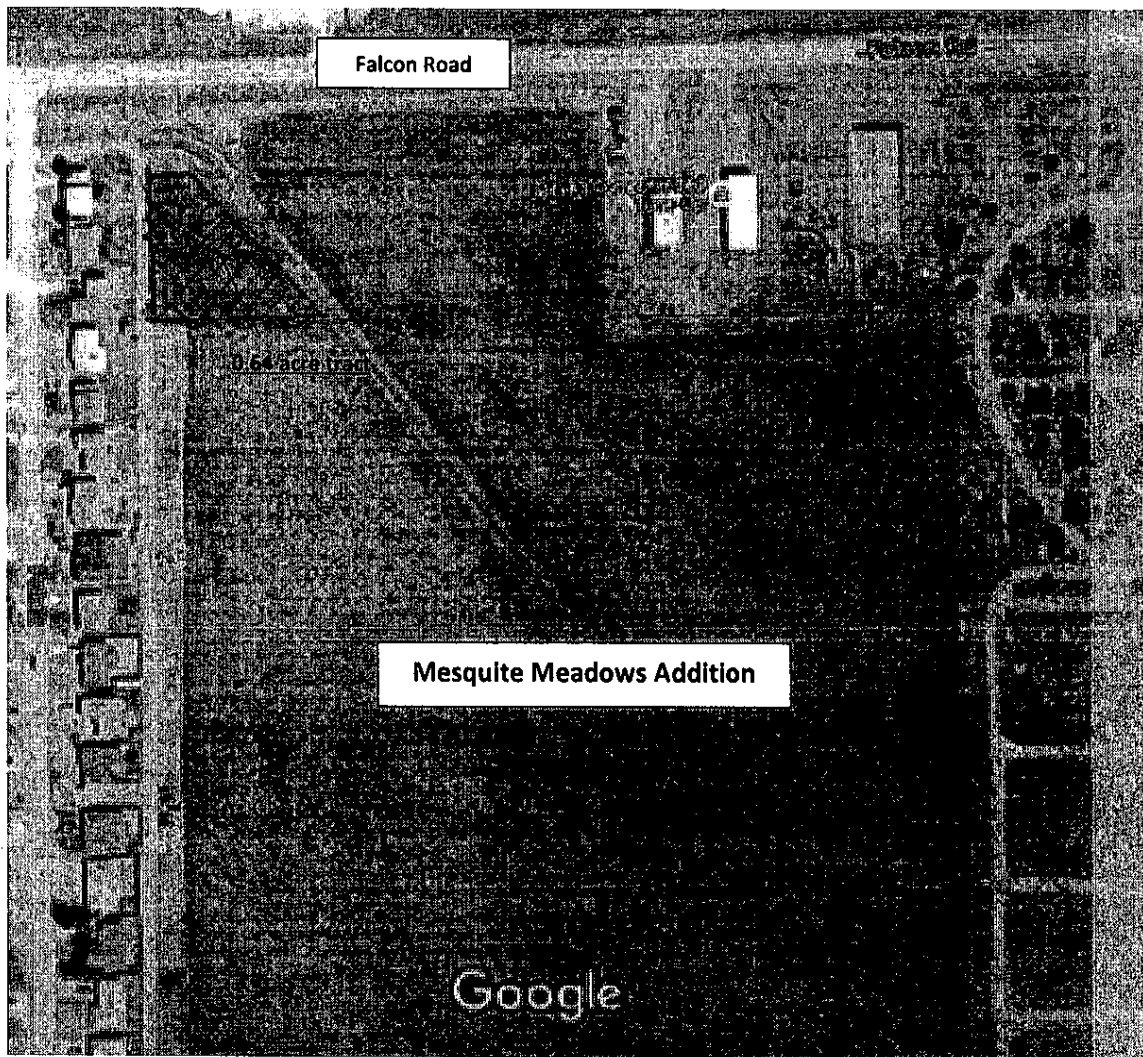
VII. STAFF COMMENTS AND RECOMMENDATION:

COMMENTS:

Notice of the Public Hearing for ACPC-15-11 was published in the Altus Times on October 11, 2015. Forty-three property owners within a 300 foot radius of property were notified by mail of the Public Hearing. As of October 22, 2015, the Planning Department has not received any comments from the surrounding property owners or the general public concerning the rezoning request..

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning of the 0.64 acre Suburban Commercial (SC) to to Auto-Urban Residential (AR). The proposed residential development meets the goals of infill development and the use and character for the AR District contained in the Altus Comprehensive Plan 2025.



Published this _____ day of March, 2016 .

ORDINANCE NO. 2016 - _____

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY FROM AGRICULTURE (AG) AND SUBURBAN COMMERCIAL (SC) to AUTO-URBAN RESIDENTIAL (AR), AND REPEALING ORDINANCES NOS. 2015-21 AND 2015-22.

WHEREAS, the owners or agents of the owners of the property hereinafter described have made an application to change the zoning classification of two tracts of undeveloped land in the Mesquite Meadows Addition from Agriculture (AG) and Suburban Commercial (SC) to Auto Urban Residential (AR).

WHEREAS, the Altus City Planning Commission has considered said application at a Public Hearing and has made recommendation to the City Council to approve said application, and Notice of the Public Hearing has been duly given as provided by law, said Hearing has been held as provided by law and no one appeared at the Hearing in opposition to said rezoning, the Altus City Planning Commission recommended to the City Council to approve said rezoning.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE COUNCIL MEMBERS OF THE CITY OF ALTUS, OKLAHOMA:

Section 1. That the following property,

The limits and boundaries of said tract of land are described as follows:

A tract of land located in the Northeast Quarter (NE 1/4) of Section Sixteen (16), Township Two (2) North, Range Twenty (20) West of the Indian Meridian, Jackson County, Oklahoma more particularly described as follows:

Commencing at the Northwest Corner (NW) of said Northeast Quarter (NE 1/4), thence S00°46'37"W along the West line of said NE 1/4, a distance of 83.00 feet to the POINT OF BEGINNING, said point also being the NE corner of University Heights Addition; thence S89°13'24"E, parallel to the north line of said NE 1/4 and along the south line of USA property filed in Book 61, Page 644 in the Jackson County Clerk's Office, Jackson County, Oklahoma, a distance of 52.8 feet; thence S34°32'27"E, along the westerly line of said USA property a distance of 265.94 feet; thence S89°13'24"E, parallel to the north line of said NE 1/4, a distance of 781.75 feet; thence S00°48'58"W, a distance of 1023.28 feet; thence N89°09'49"W, along the north line of City of Altus property filed in Book 973, Page 149-150 in the Jackson County Clerk's Office, a distance of 987.59 feet to a point on the west line of said NE 1/4 and the east line of said University Heights Addition; thence N00°46'37"E, along the west line of said NE 1/4, said line being the east line of University Heights Addition, a distance of 1239.25 feet to the POINT OF BEGINNING, containing 23.84 acres, LESS AND EXCEPT the property previously conveyed to the United States of America by warranty deed recorded in Book 61, Page 644 of the Jackson County Clerk's Office contained within the above described property, containing 1.74 acres.

Mesquite – AG/SC to AR

Attachment: Zone Mesquite Addition March 2016 (1186 : Mesquite Meadows Addition)

Page 2

which was classified as Agriculture (AG) (21.46 acre) and Suburban Commercial (SC) (.64 acre) by the terms of the Unified Development Code of the Altus Code 1980, Ordinance No. 2007-3, be and the same is hereby re-classified as Auto-Urban Residential (AR).

Section 2. That the property and all improvements are to comply with the staff recommendations contained in ACPC-16-01 Staff Report of February 22, 2016 and all zoning, building and fire codes.

Section 3. That Ordinances Nos. 2015-21 and 2015-22, approved on October 6, 2015 and November 3, 2015, respectively, shall be hereby repealed.

Section 4.. That this ordinance be published one time in its entirety in the Altus Times under P.O. # _____ on the _____ day of March, 2016.

PASSED AND APPROVED this _____ day of March, 2016.

By: _____

JACK SMILEY, Mayor

(SEAL)

ATTEST:

DEBBIE DAVIS, City Clerk

APPROVED AS TO FORM AND LEGALITY this _____ day of March, 2016.

CATHERINE J. COKE, City Attorney

RECOMMENDED FOR APPROVAL

by the Altus City Planning Commission
on the 22nd day of February, 2015.

JOHN BAILEY, Chairman

Attachment: Zone Mesquite Addition March 2016 (1186 : Mesquite Meadows Addition)

Date: March 1, 2016

AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss in Executive Session the Appraisal of Real Property, the Value of Leased Groundwater, Paragraphs 3.2, 5.1 of the 2015 Round Timber Groundwater Lease Agreement Between Leonard Keith Spears and Sherry K. Spears and the City and Paragraphs 2.1 - 2.3 of Exhibit B to Said Groundwater Lease, and in Open Session, Vote to Take Any Appropriate Action, as Specifically Authorized by Section 307 (B)(3) Title 25 O.S.A.

INITIATOR: Acting City Manager

STAFF INFORMATION SOURCE: City Attorney

BACKGROUND: This item was last on the City Council Executive Session Agenda at its January 5, 2016 City Council Meeting.

FUNDING: n/a

EXHIBITS: none

COUNCIL ACTION: Vote, in Open Session, to take any appropriate action.

STAFF RECOMMENDATION: Stated Council Action